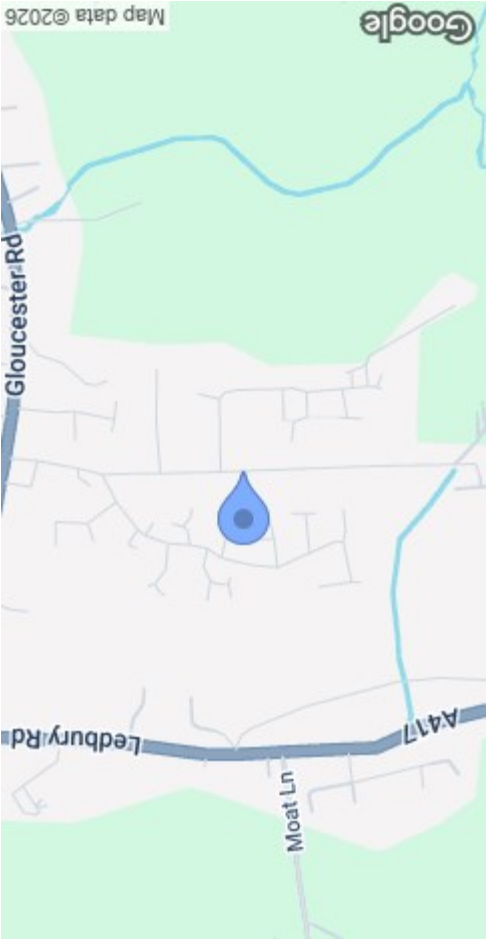


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		
Current	Future	Band
Very energy efficient - low running costs		
A		
Very energy efficient - low running costs		
B		
Energy efficient - low running costs		
C		
Average energy efficiency		
D		
Below average energy efficiency		
E		
Below average energy efficiency		
F		
Poor energy efficiency - high running costs		
G		
Very poor energy efficiency - high running costs		
H		
Very poor energy efficiency - high running costs		
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Very poor energy efficiency - high running costs		
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W		
Very poor energy efficiency - high running costs		
X		
Very poor energy efficiency - high running costs		
Y		
Very poor energy efficiency - high running costs		
Z		
Very poor energy efficiency - high running costs		





Guide Price £420,000

A SPACIOUS AND EXTENDED TWO BEDROOM DETACHED GRADE II LISTED CHARTIST BUNGALOW located in PRINCE CRESCENT, sat within a GENEROUS PLOT, ORIGINAL CHARACTER FEATURES, TWO RECEPTIONS, VILLAGE LOCATION, GARAGE and AMPLE PARKING.

The village of Staunton offers amenities to include school, village store, pet store, village hall, day nursery, doctor's surgery, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.



Enter the property via a double glazed composite front door into:

ENTRANCE PORCH

3'6 x 3'4 (1.07m x 1.02m)

Side aspect secondary glazed window. Through further wooden glazed door into:

LIVING ROOM

24'3 x 12'9 (7.39m x 3.89m)

Open fireplace with marble hearth and surround, further wooden decorative surround, two double radiators, TV point, telephone point, three front aspect secondary glazed windows. Glazed wooden door into:

DINING ROOM

12'6 x 11'8 (3.81m x 3.35m)

Wood laminate flooring, radiator, double glazed side aspect window, second side aspect window, front aspect window. Rear door to:

KITCHEN / BREAKFAST ROOM

13'6 x 11'7 (4.11m x 3.35m)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, Rangemaster oven with five ring gas hob, extractor fan over, space for freestanding fridge / freezer, plumbing for washing machine, integrated Bosch dishwasher, tiled flooring, single radiator, inset spotlighting, consumer unit, double glazed UPVC side door, side aspect secondary glazed window.

From the lounge, door leads into:

BEDROOM 1

12'0 x 11'6 (3.66m x 3.51m)

Double radiator, front aspect secondary glazed window.

GLAZED WOODEN DOOR FROM THE LIVING ROOM LEADS INTO:

INNER HALLWAY

Radiator, rear aspect window.

CLOAKROOM

4'5 x 2'8 (1.35m x 0.81m)

WC, vanity wash hand basin with mixer tap, rear aspect double glazed window.

BEDROOM 2

11'7 x 8'0 (3.53m x 2.44m)

Double radiator, rear aspect secondary glazed window.

BATHROOM

7'3 x 6'2 (2.21m x 1.88m)

Suite comprising panelled bath with inset electric shower over, glazed screen, tiled splashbacks, pedestal wash hand basin, WC, chrome heated towel rail, shaving point, mirrored medicine cabinet, door to storage cupboard with slatted shelving, side aspect double glazed window.

OUTSIDE

To the front of the property, five bar double gates give access to a gravelled driveway, suitable for the parking of up to six vehicles. There is also a log store area and oil tank. This leads to:

DETACHED BRICK BUILT GARAGE

15'4 x 15'4 (4.67m x 4.67m)

Accessed to the front via up and over door, power and lighting, side aspect window and door.

The property sits centrally within a generous plot. The front gardens are laid to lawn with planted borders and path to the front door. A pedestrian side access, to the other side of the property, leads to the rear gardens which comprises of a large patio seating area, wooden shed, outside water tap, outside power points, steps to the main garden which is laid to lawn and all enclosed by fencing. The rear gardens measure approximately 50' deep x 72' wide.

SERVICES

Mains water, drainage and electricity. Oil-fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Newent, proceed along the B4215 towards Dymock turning right just after the Fire Station onto Tewkesbury Road. Proceed along here for 4-5 miles until reaching the A417, turning left here towards Staunton. Take the next left into Prince Crescent where the property can be found on the right hand side after approximately 200 yards.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.